



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-19-14 Activity Number: **T19CM01039** Date Accepted: 7/18/19**PROPERTY LOCATION INFORMATION**Property Address: **575 South Main Ave, Tucson, AZ, 85701**Project Description: **Single Family Residence, designed as two separate volumes alongside a historic adobe structure**Zoning: **HR-3**Property Size (sqft): **5,486****2 x 1-story,**Number of Existing Buildings: **1**Number of Stories: **1 x 2-story** Height: **11'-00" to eaves**Legal Description: **TUCSON NLY PTN LOT 8 BLK 242**Pima County Tax Parcel Number/s: **117-14-320A****APPLICANT INFORMATION** (The person processing the application and designated to receive notices):APPLICANT: **Studio CABAN**ADDRESS: **475 S. Stone Ave, Tucson, 85701**PHONE: (**520**) **230-5340**

FAX: ()

EMAIL: **philipp@studiocaban.com**PROPERTY OWNER (If ownership in escrow, please note): **Paolo de Lorenzo & Anne Ranek**ADDRESS: **442 N Country Club, Tucson, 85716**PHONE: (**520**) **488-8792**

FAX: ()

EMAIL: **innovativeliving_llc@yahoo.com**

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land
☐ New addition to existing building
☐ Existing building needs permits
☐ Landscaping / Screening substitution

- ☐ Change of use to existing building
☒ New building on developed land
☐ Modification to wall/fence height
☐ Other _____

Related Permitted Activity Number(s): **T19BU00029 (POOL)**

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT

04/24/2019

Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

The residence is located on an interior lot on 575 South Main Avenue (Parcel 11714320A) in the historic neighborhood Barrio Historico. The site stretches in a West to East direction from Main Ave to 9th Ave. The lot holds a 248 sf existing Contributing Historic adobe structure in what is considered the Front Yard to the West. The proposed design envisions new construction consisting of two separate volumes. *(HISTORIC CASE HPZ 19-29)*

In total, three separate structures will stand on site:

- A proposed, single story Primary Structure containing the living, dining and kitchen (1,119 sf).
- The existing Accessory Structure 1, to be restored (248 sf).
- A proposed Accessory Structure 2, consisting of two stories, planned as a study space and the family's bedrooms (1,469 sf).

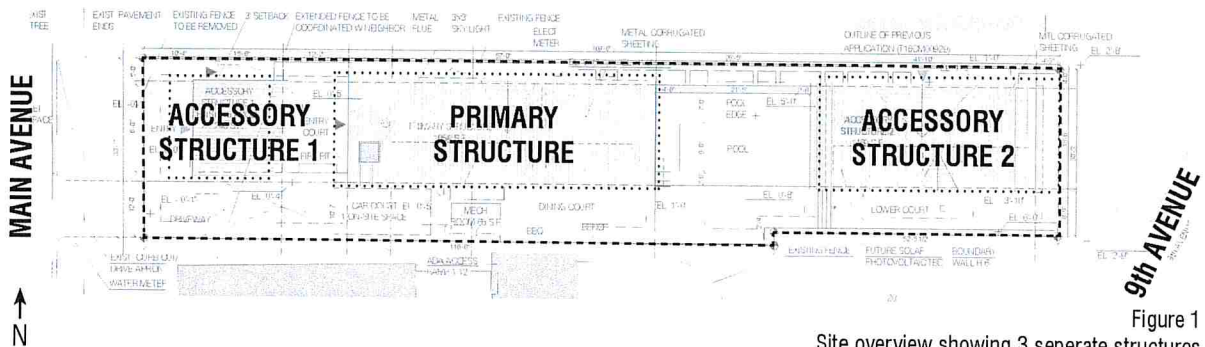


Figure 1
Site overview showing 3 separate structures

Due to the elongated nature of the site, the residence is designed as two separate volumes. The volumes frame outdoor spaces, such as the entry court and the pool area, and create a pattern that is compatible with the Barrio Historico, as demonstrated by the diagrams below:

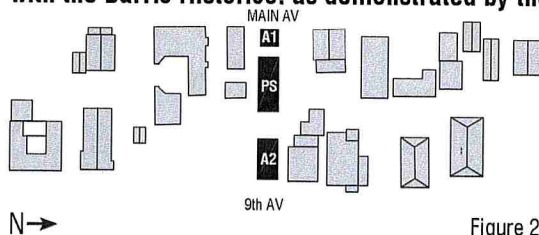


Figure 2

Design as is: Separate volumes and a partly lowered story

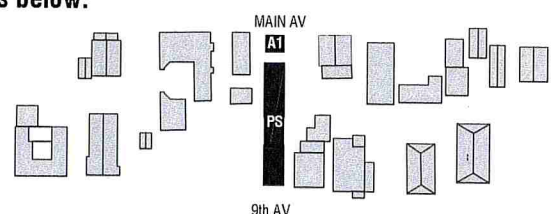


Figure 3

Design as one volume with all the program in one story

Furthermore, the roof angle for the two new structures match that of the existing adobe (Accessory Structure 1) and the eave heights of h:11 feet, are compatible with the Contributing Historic buildings within the Development Zone.

In the process of submitting, the CoT's Zoning Review incrementally noticed the requirement for 2 Variances, as described in the following pages.

Case Number: C10- 19/14 Activity Number: T19CM01039



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

Two variances are requested:

1. A variance for Accessory Structure 1 to be located in the Front Yard.

The existing adobe (Accessory Structure 1) is located in the Front Yard of the property. The elongated proportions of the lot with reduced street frontage and the commitment to restore the existing, pristine structure in full without attaching a new structure, require locating the new Primary Structure to the East of this existing adobe. Due to its small size and lack of infrastructure, the historic building cannot be considered a Primary Structure for the family's residence. The existing adobe is situated close to the west end of the property, making it unfeasible to construct a new Primary Structure fronting on the street. The exemption from the Code is justified as there is no feasible way to utilize the lot for the construction of the new, standard-sized family residence without either removing the historic structure, or by placing the new Primary Structure to the East of the existing structure, away from the street, as proposed.

2. A variance for Accessory Structure 2 to occupy more than 50% of the Primary Structure's lot coverage.

Given the program of a small 3-bedroom family residence, consolidation into a single, elongated 'shotgun' building would not be compatible with the Contributing Historic structures in the Development Zone (as demonstrated above). It should be noted that such a singular design would have alleviated the need for this second variance. However, in an effort to better reinforce the existing pattern of the surrounding zone, we propose splitting up the program into two distinct volumes. As a result, the center volume (Primary Structure) is dedicated to the more communal domestic functions (living, dining, kitchen) and the easternmost volume (Accessory Structure 2) to the more private functions (bedrooms, home office). Both new structures are similar in scale, and consistent with the pattern of the adjacent buildings in the Contributing Historic zone. Even though all three structures will comprise the primary residence, the Code categorically only allows one Primary Structure. Therefore the easternmost structure is designated as accessory. The Code requires that accessory structures be smaller than primary ones. This variance is therefore justified for contextual reasons in preserving the historical development pattern. This position is reinforced by the Barrio Historico Board's and the Pima Commission's approvals of the design. Additionally, there is precedent for this as the following existing properties have been identified in the Development Zone as having sometimes historic accessory structures that exceed 50% of the Primary Structure's lot coverage.

- 531 S Main Ave
- 585 S Main Ave
- 579 S Main Ave
- 562 S Main Ave

Case Number: C10-_____ Activity Number: T19CM01039



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

The site's special circumstances are:

- Its elongated shape, spanning from S Main Ave to S 9th Ave, thus being included in 2 Development Zones simultaneously.
 - The location of a small, one-room existing historical structure in the front of the property.
 - The historic context of smaller scale Contributing Historic buildings that do not match the sizes for contemporary, standard-sized family residences.
2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;
 - The property was acquired at the current size and geometry. The constraints listed above are therefore not self-inflicted, and the use of the lot for a single-family residence is consistent with the surrounding zone.
 - Construction of a single structure might be functionally more ideal, but out of character for the surrounding zone. Therefore separating the residential program into two similarly sized volumes requires Variance 2.
 - The very small historic structure is existing and placed in the front yard - any new construction will face the need for Variance 1 to use the lot for a family residence.
 - Accessory Structure 2 is placed with frontage on S 9th Avenue due to the properties special geometry. The Code does not address this special case, requiring Variance 2 for the design of Accessory Structure 2 to be compatible in size, an proportion with the adjacent structures in the 9th Ave Development Zone.
 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;
 - The site's special conditions as described in point 1 above, along with the 2 Variances that are requested, are derived from special circumstances that are unique to this property and will therefore not constitute a grant of special privileges to other surrounding properties.
 - No other small, historic structures are situated in the front of any surrounding property. The lot geometry requires that the new construction be placed behind it. This is unique to this lot and not a special privilege.
 - The design proposal matches the volumes of the existing neighboring Contributing Historic structures, therefore avoiding a solution that would not conform, and thus not setting a precedent for 'special privileges'. On the contrary, the alternative of connecting the volumes would set a precedent compatible with the Zoning, but incompatible and unjustified with the historic context, thus opening up an undesirable reference project.
 4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

A no-variance design, that conforms to the provisions of the UDC in full, will result in some or all of the following undesirable conditions and results:

Case Number: C10- Activity Number: T19CM01039



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

- The removal of the existing historical adobe structure in order to allow for a conforming design.
 - Designating the small adobe structure as the Primary Structure and thus only being allowed a 115sf Accessory Structure, making it unreasonable to be used as a family residence. The residence designed as one long volume, non-conforming to the Contributing Historic development pattern within the Development Zone.
 - A smaller Accessory Structure 2 that would not conform with the residential structures in the S 9th Ave Development Zone and that would be too small to allow the occupation for a family with kids.
5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
- **Variance 1: The existing adobe will not be a typical accessory structure (shed, garage etc), but rather a carefully restored historic building, out in public view rather than being hidden away behind another building.**
 - **Variance 2: Splitting up the volumes creates a less imposing building mass relative to the surrounding properties and will therefore be more respectful than a single large structure.**
6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,
- **Variance 1: If granted, the residence will be built on a vacant land, removing the current sense of abandonment and neglect. Restoration of the existing and deteriorated structure, will increase the sense of historic value for the neighboring structures. This is supported by Historic review.**
 - **Variance 2: Splitting up the volumes, as proposed, will not hinder but rather help the light and air supply to the neighboring properties. View angles are maintained through respectful building density, as does preservation of open space along the southern edge of the property. The design fits into the historic context, thus turning a currently abandoned lot into a conforming value proposition. As evidenced by the historic review, the setbacks are consistent with the neighborhood and preserve the historically grown distances and heights. .**
7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.
- **Variance 1: Demolition of the historic adobe structure is not permitted. Alternatively, attaching a new structure to the old would be detrimental to what the Contributing Historic context has established.**
 - **Variance 2: This variance could be avoided by having a singular larger volume, or by having two very differently sized volumes. However, this would be inconsistent to the settlement pattern of the historic neighborhood both along S Main Avenue and S 9th Avenue. Maintaining the separation into smaller volumes is the minimum solution to the variance.**

Case Number: C10- Activity Number: T19CM01039



Planning & Development Services Department
201 N. Stone Avenue
PO Box 27210
Tucson, AZ 85726
(520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: **24 April 2019**

To:

City of Tucson
Planning & Development Services Department
Zoning Administration Division
PO Box 27210
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:

Studio CABAN

Phone: **520-230-5340**

Applicant's Address:

475 S. Stone Ave, Tucson, 85701

To submit a Board of Adjustment variance application on my behalf.

The subject property located at:	575 South Main Ave, Tucson, AZ, 85701
Assessor's Parcel Number:	117-14-320A
Printed Name of Owner of Record:	Paolo de Lorenzo & Anne Ranek
Address of Owner of Record:	442 N Country Club, Tucson, 85716
Phone Number of Owner of Record:	520 488-8792
Signature of Owner of Record: (must be original signature)	

Case Number: **C10-** Activity Number: **T19CM01039**

July 16, 2019

City of Tucson
Planning & Development Services Department
201 N. Stone Ave.
PO Box 27210
Tucson, Arizona 85726

Regarding: CoT Activity Number T19CM01039

To Whom It May Concern:

I am writing in support of the 575 South Main Avenue Application for Variance. I have lived in Barrio Viejo for 16 years and welcome the Studio Caban plan to add infill to the neighborhood while respecting the qualities of Barrio Viejo. The project contains a small historic structure in the front of the lot. While it is unusual to maintain an accessory building in the front of a lot, this accessory building adds charm and history to the neighborhood as it stands. I feel the variance for this accessory building should be granted due to the unique nature of the historic district and its existing structures. The second variance they have applied for is for a second accessory building in the rear of the long and narrow lot. By granting this variance, the owners will be able to have a beautiful functional home that maintains the scale of the neighborhood. Once again, I strongly support the approval of the two variances for the family home of Paolo De Lorenzo and Anne Ranek at 575 South Main Avenue.

Thank you for your consideration,



Kresta Leal, M.Ed.
565 South 9th Ave.
Tucson, Arizona 85701
(520) 488-5878



ZONING REVIEW TRANSMITTAL

FROM: Elisa Hamblin, AICP
Principal Planner

PROJECT: T19CM01039
575 S Main Av
New single-family residence and accessory structures

TRANSMITTAL: June 7, 2019

COMMENTS: the following comments are relative to an application for Variance Review (UCD 3.10).

The maximum gross floor area of an accessory structure shall not exceed 50% of the principal structure per UDC Article 6.6.3.D. The proposed gross floor area of the accessory structure is 1469 sf and principal structure is 1054 sf.

Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line per UDC Article 6.6.3.B. The existing historic structure fronting on Main Av is located in the buildable area between the principal building and the front street lot line.

Re: **575 South Main Avenue**
Application for Variance

CoT Activity Number T19CM01039

June 26, 2019

Dear Neighbor,

We would like to introduce ourselves. We recently purchased the property at 575 South Main Avenue, and we are planning to make that our permanent family home. We are thrilled to be joining the Barrio Viejo community.

The property itself is charming and unique. There currently exists a small adobe structure at its west end along Main Avenue. The lot is exceptionally narrow and stretches eastward to Ninth Avenue. In order to make a home for our family, new construction will be necessary, in addition to the restoration of the small existing structure.

We have been working with Studio CABAN to design our new home in a way that respects the authentic qualities that make Barrio Viejo what it is. This is not without its challenges. The narrowness of the property, the existing adobe structure, and the frontages on both Main Avenue and Ninth Avenue all present special conditions that need thoughtful and appropriate responses. We believe we have found ways of addressing these conditions that will be complimentary to the fabric of the surrounding neighborhood. Thus far, we have gathered the univocal approval of the county and neighborhood historic review bodies. However, some of our architectural responses fall outside for the City of Tucson zoning regulations. As a result, we are pursuing two variances.

The first relates to the tiny existing adobe structure, which categorically must be classified as an accessory structure. It is thereby not permitted to be located in front of the main structure. Given its existing location near the street, we are faced with a need for a variance. The second variance relates to the building configuration behind the existing adobe. It is possible to construct one long building containing all the residential functions, but this creates a building volume inconsistent with the surrounding neighborhood. It seems more fitting to separate the new building into two, similarly sized volumes. Again we are faced with a situation whereby the rear building becomes an accessory structure: a designation that limits its size to a fraction of the main structure. This makes the building far too small to house its necessary functions. A variance is also the best choice to address this.

Our next step will be to host an Open House on the property to display the specifics of our design proposal. The event will take place on the afternoon of:

Tuesday, July 16th 2019, from 4:00 until 6:00 pm.

We will have a sign-in sheet for all attendees at the event. We hope you can join us, and look forward to meeting you.



Paolo DeLorenzo and Anne Ranek
Property Owners

Philipp Neher and Klara Valent
Studio CABAN



CITY OF
TUCSON

Historic
Preservation
Office (HPO)

Planning &
Development
Services
Department
(PDSD)

Philipp Neher
Claudia Valent
475 S Stone Avenue
Tucson, AZ 85701

June 4, 2019

Subject: HPZ 19-29 New Single Family Residence. Revision to an approved design with changes to the overall height of the main house and the new accessory structure – 575 S Main Avenue - (Barrio Historico Historic Preservation Zone)
[Full Review Review]

Dear Mr. Neher:

The proposed scope of work is a revision to the overall height of the main house and the new accessory structure, was reviewed by the Barrio Historico Historic Zone Advisory Board (BHHZAB) on April 8, 2019. The Tucson-Pima County Historical Commission, Plans Review Subcommittee (TPCHC, PRS) conducted their review on May 9, 2019. Both the Advisory Board and the Subcommittee made recommendations to the Planning and Development Services Department Director.

Pursuant to provisions of Section 5.8 of the City of Tucson Unified Development Code, the application has been:

APPROVED as shown on the submitted plan and drawings subject to the following conditions:

- 1) The overall height of the main house shall be as proposed and as shown on submitted revised plans;
- 2) The new accessory structure [2] height shall be no higher than and shall generally conform to the typical height of other accessory structure heights within the development zone. Accessory structure heights at 562 S Main Avenue and 585 S Main Avenue shall be considered references in the development zone for height consideration;
- 3) The plans shall include specific information on how the historic adobe will be treated. Treatment of the adobe should be consistent with the National Park Service Preservation Brief: The Preservation of Historic Adobe Buildings.
- 4) Building setbacks shall be waived with demonstration of prevailing setbacks existing within the project's development zone per UDC 5.8.9.C.3; TSM Section 9-02.3.3; and, Barrio Historico Historic District Design Guidelines;
- 5) All other variances associated with this project are not part of this approval and shall be processed via Board of Adjustment procedure;
- 6) Provide three (3) copies of working drawings to the Historic Preservation Office at the time of permit sign-off, and
- 7) Obtain the appropriate permits within one (1) year of the Director's decision.

201 North Stone Avenue • P.O. Box 27210 • Tucson, AZ 85726-7210
Phone: (520) 791-5550 • Fax: (520) 791-4340
Website: www.tucsonaz.gov • Email: pdsdinquiries@tucsonaz.gov

Meeting Minutes

Project: 575 South Main Avenue
Re: Variance Site Meeting w Neighbors
Participants: Philipp Neher, Studio CABAN
 Klara Velant, Studio CABAN
 Paul Reimer, Studio CABAN
 Paolo DeLorenzo, Owner
 Anne Ranek, Owner

Prepared By: Nicole Silva, Paul Reimer
Date: 17-Jul-19
 4:00-6:00 pm
Location: 575 South Main Avenue

Conditions

- 1.0 109 degrees fahrenheit, overcast, periodic showers

Material Presented

- 2.0 Presentation Board with Site Plan, Floor Plan, and Elevations
- 2.1 Presentation Board with Context Analysis and Diagrams
- 2.2 Historic Review Documents

Summary of Neighbor Comments

- 3.0 Appreciation for restoring the existing traditional adobe structure at the front (west) of the property.
- 3.1 Appreciation of general building planning relative to the surrounding neighborhood development pattern.
- 3.2 Curiosity regarding construction schedule.
- 3.3 Unanimous support for the project.
- 3.4 Support for pool.

5 NEIGHBORS ATTENDED, SEE SIGN-IN SHEET

Attachments to this Document

- 4.0 Letter to Neighbors
- 4.1 Proof of Mailing - Receipts
- 4.2 Original Mailing List with Un-Deliverable Items Highlighted
- 4.3 Neighbor Sign-In Sheet
- 4.4 Letter of Support from Neighbor
- 4.5 Presentation Documents

S T U D I O C A B A N

Distributed To: Heather Thrall, Lead Planner
City of Tucson, Planning and Development Services
Participants

Please contact CABAN within five days of receiving these minutes with corrections or clarifications.
In absence of such corrections or clarifications, this report will be considered correct and approved. The work will proceed accordingly.

STUDIO CABAN

[illegible]

7/17/2019

Pima County Assessor's Office

Parcel Number: 117-14-320A**Property Address**

Street Number	Street Direction	Street Name	Location
575	S	MAIN AV	Tucson

Contact Information**Property Owner Information:**

DE LORENZO PAOLO & RANEK ANNE REVOC TR
PO BOX 3096
TUCSON AZ

85702-3096

Property Description:

TUCSON NLY PTN LOT 8 BLK 242

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$49,374	\$1,973	\$51,347	\$50,614	\$7,592
2020	VACANT/AG/GOLF (2)	15.0	\$49,374	\$2,079	\$51,453	\$51,453	\$7,718

Property Information

Township:	14.0	Section:	13	Range:	13.0E
Map:	3	Plat:	70	Block:	242
Tract:		Land Measure:	5,486.00F	Lot:	00008
Census Tract:	1000	File Id:	1	Group Code:	000
Use Code:	0920 (SALVAGE COMMERCIAL)			Date of Last Change:	7/24/2018

Valuation Area**District Supervisor: District No:**

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	03070 DEL	30

7/17/2019

Pima County Assessor's Office

Recording Information (4)

Sequence No.	Docket	Page	Date Recorded	Type
20181350877	0	0	5/15/2018	QCDEED
20170050299	0	0	1/4/2017	WTDEED
20170050298	0	0	12/31/1752	
20163010304	0	0	10/27/2016	WTDEED

Commercial Characteristics

Property Appraiser: Eduardo Puig Phone: (520) 724-6980

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	188	\$2,079	\$0	\$0

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1919	010/9	0000000	188	\$22,115	\$2,079	SINGLE FAMILY DWELLING

Permits (2)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
CSPEC11943	SPEC ~	10/02/2012	10/24/2012	ASR							
Description: state law project - list improvements											
RSPEC10700	SPEC ~	07/26/2011	12/29/2011	ASR							
Description: PERMIT FOR DEMO PORCH & ADDITION											

7/17/2019

Pima County Assessor's Office

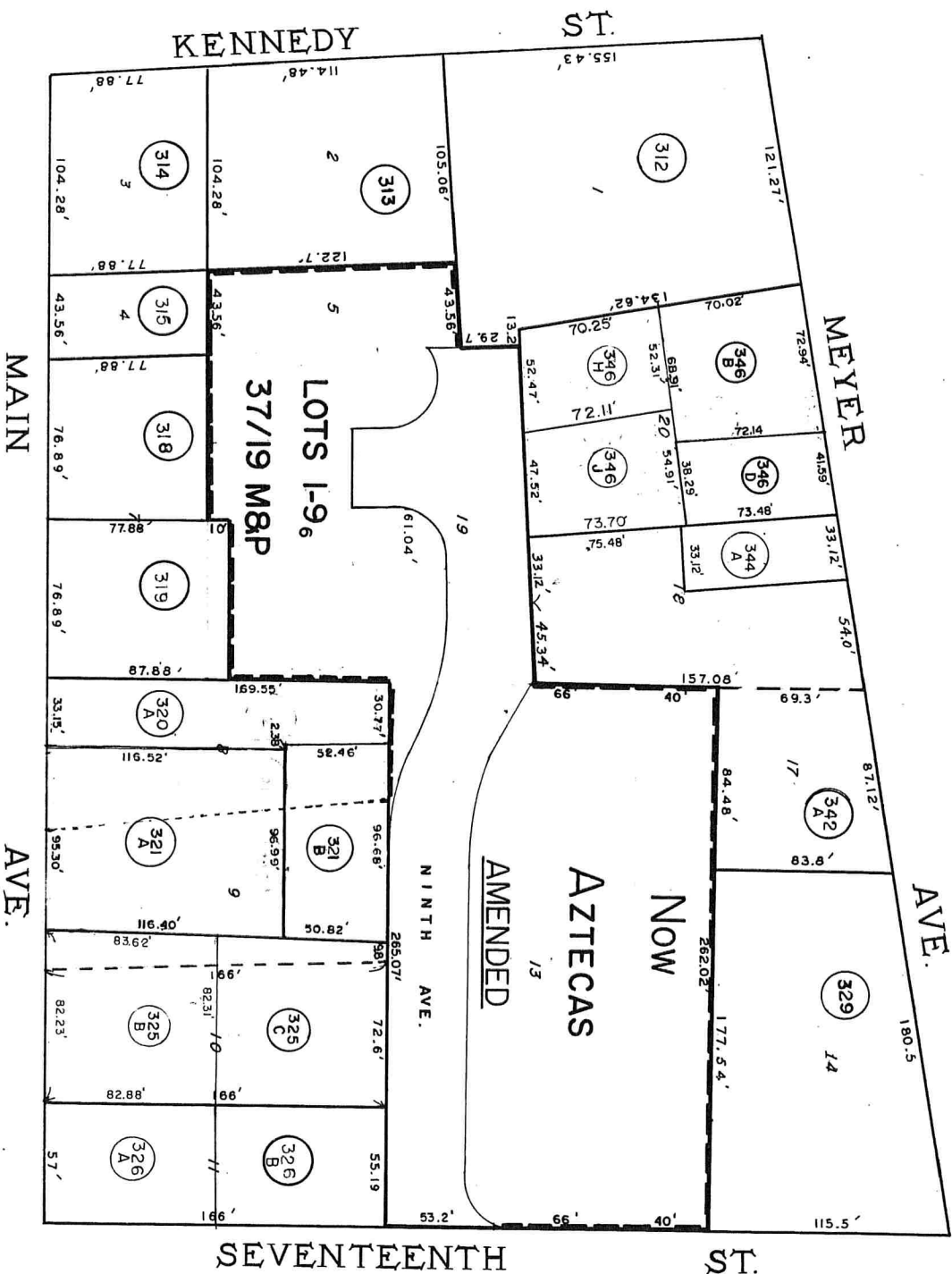
Notes (5)

Created: 7/7/2017 Modified: 7/7/2017	TRCNo 1702975: re parcel child per batch #24094
Created: 6/19/2017 Modified: 6/19/2017	2017 re parcel batch 24094 back from section
Created: 3/7/2017 Modified: 3/7/2017	2018S No change to use code 0920. No change to Land/IMP class 2/0. Parcel 117-14-3200 & 3210 become 320A and 321A. Transferred all improvements. Updated APEX/Photos in Book-Map
Created: 2/23/2017 Modified: 2/23/2017	Split 2017 relese to sections batch 24094
Created: 1/13/2017 Modified: 1/13/2017	2017 re parcel 117-14-3200 combined with 117-14-3210 batch 24094 area calc w:\trevcad\sq20163010304.dwg (5,486sf new lot lines) after Sq20163010304 parcel 2

ASSESSOR'S RECORD MAP

117-14

Block 242, City of Tucson Detail 1



0 25 50 75 100
FEET

SEE BOOK 9 PAGE 7 RS
SEE BOOK 3 PAGE 70 M & P.

2017-1
S13, T14S, R13E

M03070 R2421

03070242
SCANNED

4/10/17